

DATE ISSUED: December 2, 2009

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and City Council
Docket of December 7, 2009

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Bayside Fire Station (southeast corner of Pacific Highway and
Cedar Street) – Agreement for Design Services and Memorandum
of Understanding – Little Italy Redevelopment District of the
Expansion Sub Area of the Centre City Redevelopment Project –
JOINT PUBLIC HEARING

COUNCIL DISTRICT: 2

REFERENCE: None

STAFF CONTACT: John W. Collum, Senior Project Manager, 619-533-7124
Scott Johnson, Senior Project Manager, 619-533-7108

REQUESTED ACTION: That the Redevelopment Agency of the City of San Diego (“Agency”) and the City Council of the City of San Diego (“City Council”) approve all actions as necessary to authorize an agreement with the firm of Rob Wellington Quigley, FAIA for architectural and engineering design, permitting and bidding services for the new Bayside Fire Station (“Project”) in the amount of \$1,360,000; and to approve a Memorandum of Understanding (MOU) Regarding the Bayside Fire Station by and among the City of San Diego (“City”), the Agency and the Centre City Development Corporation (“Corporation”).

STAFF RECOMMENDATION:

That the Agency adopt a resolution that includes the following:

- Make certain findings to the effect that the proposed activities relating to the Project are within the scope of the development program evaluated in previously certified environmental documents and that no further environmental review is required under the California Environmental Quality Act (CEQA).

- Adopt the findings and recommendations set forth in the attached “Summary Pertaining to the Use of Tax Increment for the Bayside Fire Station,” and more specifically finds and determines that:
 - a. The Project is of benefit to the Centre City and Horton Plaza Redevelopment Project areas (“Project Areas”) and the immediate neighborhoods in which the Project is located;
 - b. The City has no other reasonable means of financing the Project;
 - c. The payment of Agency tax increment proceeds for the Project will assist in the elimination of one or more blighting conditions inside the Project Areas and is consistent with the Implementation Plan adopted pursuant to California Community Redevelopment Law (CRL) section 33490; and
 - d. The Project is provided for in the Redevelopment Plan for the Centre City Project Area.
- Authorize the Agency to pay for the cost of the Project using tax increment proceeds generated from the Project Areas.
- Approve an agreement (“Agreement”) with the firm of Rob Wellington Quigley, FAIA (“Consultant”) for architectural and engineering design, permitting and bidding services (“Services”) for the Project and authorize the Agency to expend from Agency tax increment proceeds an amount not to exceed \$1,360,000 for the Agreement.
- Authorize the Corporation to execute the Agreement and take any actions necessary and appropriate to implement the Agreement.
- Approve the MOU, including the expenditure from Agency tax increment proceeds of an amount not to exceed \$275,000 in City personnel costs.
- Authorize the Agency Executive Director, or designee, to execute the MOU and take any actions necessary and appropriate to implement the MOU.

And, that the City Council adopt two resolutions that include the following:

- State for the record that it has reviewed and considered the Environmental Secondary Study with respect to the proposed Project.
- Adopt the findings and recommendations set forth in the attached “Summary Pertaining to the Use of Tax Increment for the Bayside Fire Station,” and more specifically finds and determines that:

- a. The Project is of benefit to the Project Areas and the immediate neighborhoods in which the Project is located;
 - b. The City has no other reasonable means of financing the Project;
 - c. The payment of Agency tax increment proceeds for the Project will assist in the elimination of one or more blighting conditions inside the Project Areas and is consistent with the Implementation Plan adopted pursuant to CRL section 33490; and
 - d. The Project is provided for in the Redevelopment Plan for the Centre City Project Area.
- Consent to the Agency's payment for the cost of the Project using tax increment proceeds generated from the Project Areas.
 - Approve the MOU and authorize the Mayor, or designee, to execute the MOU on behalf of the City and take any actions necessary and appropriate on behalf of the City to implement the MOU.

SUMMARY: Corporation staff has negotiated the Agreement with the Consultant to provide design, permitting and bidding services for the Project. The Consultant was selected as part of a Request for Qualifications (RFQ) for design services for the Project issued by the Corporation in 2007. Staff is recommending authorization of the Agreement for a not-to-exceed amount of \$1,360,000.

Design and construction costs for the Project are proposed to be financed with Agency tax increment proceeds. Corporation staff will lead the Project's overall project management in conjunction with the Consultant. Due to the anticipated transfer of ownership of the Project to the City once construction is complete, and the City's desire to oversee the Project during design and construction, staff representatives from the City, the Agency and the Corporation have negotiated a MOU between the three parties that describes the responsibilities of each party as the Project moves forward to design and construction. The MOU addresses the Agency's payment/reimbursement of the City's personnel costs of approximately \$275,000 to assist the Corporation in project management during design and construction.

FISCAL CONSIDERATIONS: Funds in the amount of \$1,635,000 are available in the Fiscal Year 2010 Agency budget to cover the costs of the Agreement and MOU. The Corporation will be the contracting entity for the Agreement. As part of their actions on this item, the Agency and City Council are being requested to make the required findings and determinations to utilize tax increment revenues from the Centre City and Horton Plaza Redevelopment Project areas to fund the design and construction of the Project, which includes funding associated with the Agreement and MOU. The findings and determinations are included within the attached "Summary Pertaining to the Use of Tax Increment for the Bayside Fire Station."

These project expenditures were included in the Fiscal Year 2010 Agency budget, were taken into account when determining the Project Areas' ability to fund its estimated portion of the

State's Educational Revenue Augmentation Fund (ERAF) Take, and will not impact the Agency's ability to make the FY 2010 ERAF Payment at such time it becomes legally obligated to do so.

Were the requested action approved, Corporation staff would move forward with Project design and permitting. Prior to bidding and construction, Corporation staff would return to the Agency in approximately 15 months to request authorization to bid and award a construction contract for the Project.

Although the opening of the new fire station would be several years in the future, Corporation staff has worked with the City's Fire-Rescue Department ("Fire-Rescue") to anticipate staffing, operation and maintenance costs. The Project would be designed to accommodate two four-person crews, a two-person paramedic ambulance, one battalion chief and one ride-along. Upon completion of the Project in Fiscal Year 2013, it is proposed that the Project be opened with an existing single-engine company, Engine 201, which would be relocated from Fire Station No. 1 to take advantage of the anticipated response time gains from the Project's location west of the railroad tracks. Another existing single-engine company, Engine 1, would continue to provide service out of Fire Station No. 1. When the City's budget is able to support additional fire staff, it is proposed that the staffing be phased in over time, beginning with the addition of an engine company, followed by a truck company.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On May 20, 2009, the Corporation Board voted unanimously to recommend that the Agency authorize the Agreement with the Consultant for Services for the Project in the amount of \$1,360,000, and to approve the MOU.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: Representatives from the Little Italy neighborhood were included on the Interview/Selection Panel which unanimously recommended that the Consultant be selected to design the Project (see "RFQ" section below). As the Project's Schematic Design phase begins immediately after authorization of the Agreement, the Consultant and the selected public artist team will lead a communitywide design and public artwork meeting early in the phase to ensure public involvement in the design of this important civic building and the associated public artwork. Also as part of this phase, the Consultant will present the Project's Schematic Drawings for design approval as part of a Coastal/Planned Development Permit (C/PDP) review process. This will occur through a series of public meetings (including the Corporation Board and Committee, the Centre City Advisory Committee, the County Administration Center Overlay Zone Committee, the City of San Diego Planning Commission, and the Agency) during the first half of 2010. Throughout the Project's design and construction phases, Corporation staff will meet with the property owners and businesses surrounding the Project site to update them on the Project and address any concerns or issues that may be expressed.

DISCLOSURE: The Consultant has disclosed to the Corporation that the firm's principal owns real property at 434 Cedar Street in Little Italy and at 416 13th Street in East Village. Both parties have verified that neither property is located within 500 feet of the Project. Further, the Consultant has determined that, under applicable ethical rules, the Project will not materially affect its interest in either of the properties such that the Consultant would be disqualified from participation in the Project.

With regard to the East Village property, the Consultant disclosed to the Corporation at the commencement of the Agreement development process that it had a pending land-use application for a Planned Development Permit to construct a mixed-use project. This Planned Development Permit was approved by the City of San Diego Planning Commission on April 16, 2009. To ensure that the Consultant's role on the Project did not influence the decision about the application, either directly or indirectly, the Consultant agreed that the Consultant would not communicate, directly or indirectly, with Corporation, Agency or City officials, officers, employees or agents regarding the application, and further agreed to retain a third party to handle all application processing. The Corporation also proactively created a "firewall" to segregate the employees working on the Project from the employees working on the application. These procedures were reviewed by the Corporation's legal counsel and were implemented to prevent any actual or perceived conflicts of interests.

DEVELOPMENT TEAM

ROLE/FIRM	CONTACT	OWNED BY
Centre City Development Corporation	John W. Collum, Senior Project Manager	City of San Diego
City of San Diego Fire-Rescue Department	Javier Mainar, Fire Chief	City of San Diego
City of San Diego Engineering & Capital Projects Department	Darren Greenhalgh, P.E., Deputy Director, Architectural Engineering and Parks Division	City of San Diego

BACKGROUND

The Project advances the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment Project by:

- Maintaining a safe and livable environment downtown working with the City to ensure appropriate levels of fire and police services proportionate to population and activity level;

- Working with City fire and life safety departments to anticipate construction and expansion of fire and police facilities; and
- Working closely with fire and police department representatives on facility improvement and expansion projects, paying close attention to siting and accessibility requirements.

The Centre City Public Facilities Financing Plan (April 2005) and Downtown Community Plan (March 2006) anticipated the need for new fire-rescue facilities in the downtown area to accommodate a growing population and an increasing demand for emergency services. During the research, development and adoption of the two plans, Corporation staff worked closely with Fire-Rescue representatives on facility improvement and expansion projects, and particularly in selecting sites to accommodate two new fire stations in downtown. Efforts were focused on finding priority sites in two areas (the northern portion of East Village and the western waterfront) where additional stations and personnel were determined to be necessary to decrease response time and provide adequate coverage in the downtown area.

In early 2006, through the Corporation, the Agency purchased a 10,000 square-foot site at the southeast corner of Pacific Highway and Cedar Street in the Little Italy neighborhood for the purpose of developing a future fire station for the City. The site met the crucial requirements that a new station be located west of the railroad tracks in downtown to address emergency response delays resulting from rail activity, and be proximate to the Harbor Drive/Pacific Highway corridor for easier access to all downtown waterfront properties. Also in 2006, the Agency purchased a site north of Broadway between 13th and 14th streets in the northern portion of the East Village neighborhood for a future fire station. After the purchases, the Corporation and Fire-Rescue staff collaboratively determined that priority should be given to the Little Italy site for development of a new station (with the working name of “Bayside”).

Fire-Rescue has developed a Fire Station Master Plan (FSMP) for citywide fire station planning and prioritization purposes, in accordance with the City’s General Plan, as a means of identifying the communities in which additional fire stations are needed to achieve service-level objectives. The methodology used to prepare the FSMP was to evaluate each community on the basis of four principal risk factors: (1) response-time compliance, (2) annual incident response volume, (3) square miles protected, and (4) firefighter-to-1,000 population. Of the 16 City fire stations that are in various stages of planning and development, and considering the principal risk factors, the FSMP places the Bayside Fire Station as priority #6. The FSMP has been reviewed by the City Council’s Committee on Public Safety and Neighborhood Services, which voted to forward it to the full City Council with a recommendation of approval.

RFQ – Corporation staff issued the RFQ for Design Services for the Bayside Fire Station in October 2007. A total of 13 firms/teams submitted their qualifications. Four firms were short-listed and recommended for interviews.

The following four firms/teams were interviewed:

1. RJC Architects
2. Rob Wellington Quigley, FAIA/Don Dommer Associates
3. Safdie Rabines Architects/Jeff Katz Architecture
4. WLC Architects, Inc.

Each firm/team was evaluated according to the following criteria: completeness of its RFQ response package, understanding and methodology of designing and constructing a fire station on the site, samples of work and project references, specialized experience and references of proposed project personnel, readiness and availability, willingness to make meaningful subcontracting opportunities available, and oral presentation/interview performance.

The Interview/Selection Panel was composed of:

- Alex Garcia, Senior Civil Engineer, Engineering & Capital Projects Department, City;
- Scott Johnson, Senior Project Manager—Construction, Corporation staff member;
- Marco LiMandri, Administrator, Little Italy Association;
- Javier Mainar, Fire Chief, City Fire-Rescue Department;
- Lloyd Russell, former CCAC Member—Little Italy;
- Bill Shaw, Corporation Board Member; and
- Erika Torri, Joan & Irwin Jacobs Executive Director, Athenaeum Music & Arts Library (representing the City of San Diego Commission for Arts and Culture).

Interviews were conducted in January 2008. After individual panel members scored each of the teams based on the evaluation criteria, the highest collective score was awarded to the Rob Wellington Quigley, FAIA/Don Dommer Associates team. The Quigley firm has designed numerous award-winning civic, academic, mixed-use, and market-rate and affordable housing projects throughout San Diego and California, including the Little Italy Mixed-Use Development (LIND block), La Pensione Hotel, Children's Museum, Solana Beach Transit Station and two San Jose branch libraries. The Dommer firm has designed and renovated more than 50 fire stations throughout northern and southern California, as well as performed more than 30 needs assessment studies of these facilities. The panel unanimously recommended that the team be selected to design the Project.

The Consultant team is composed of the following firms and key principals:

- Rob Wellington Quigley, FAIA – Rob Quigley (project management and design architect);
- Don Dommer Associates – Don Dommer (associate architect);
- Martin & Libby (structural engineer);
- MA Engineers (mechanical/plumbing engineer, Title 24);

- O'Mahony & Myer (electrical/lighting engineer);
- Nasland Engineering (civil engineer);
- Linscott Law & Greenspan (traffic engineer);
- Charles M. Salter (acoustical engineer);
- Ivy Landscape (landscape architect);
- Campbell Anderson & Associates (cost estimator);
- Tmad Taylor & Gaines (commissioning consultant); and
- Schirmer Engineering (code consultant).

Programming/Conceptual Planning – To better understand how the fire station's program and operational needs would fit on the 10,000 square-foot site within a multistory building, as well as meet the urban design goals established for downtown development, Corporation staff negotiated an initial agreement between the Corporation and the Consultant that was limited to programming/conceptual planning and site analysis. The agreement, for a sum not to exceed \$123,633, was executed by the Corporation in July 2008 and also included development of a conceptual cost estimate and traffic impact analysis for the Project. The Consultant worked with a project team comprising of its design consultants and Fire-Rescue and Corporation staff members over several months to primarily achieve the following goals:

- Assess Fire-Rescue's needs;
- Draw floor-by-floor layouts on the site;
- Evaluate whether personnel parking should be located within an underground level or at ground level in an expanded station located on an adjacent site; and
- Determine vehicular ingress/egress points.

The Consultant determined that all of the Fire-Rescue programmatic needs could be adequately accommodated on the 10,000 square-foot site in a three-level building. Further, the Consultant's evaluation of personnel parking determined that the same approximate number of parking spaces (15 plus one handicap-accessible) could be accommodated either within one underground level on the site via a down ramp from the ground floor, or on one at-grade level through the ground floor into an extended one-level building on an adjacent site. The Consultant and Fire-Rescue determined that, for operational purposes, the floor space for the fire station operations should be kept within a three-level building on the original site regardless of where the personnel parking is located. The analysis determined that the site dimensions of the 10,000 square-foot site are more generous for designing a more functional parking layout than the extended one-level building option. Further, at-grade parking would not meet the design standards for development within the Centre City Planned District Ordinance (which requires that two levels of underground parking be constructed prior to any at-grade parking), and would mean that the value of the 10,000 square-foot site would be inefficiently utilized.

The programming/conceptual planning resulted in the attached Concept Plans, which show an estimated 19,000 square-foot, stand-alone station that will include three apparatus bays to house engine, truck, medic or other fire-rescue vehicles. The station will house and provide working quarters for up to 12 personnel, and provide a single, below-grade parking level with 15 regular and one handicap-accessible parking spaces. Fire-rescue vehicles would enter the site from Pacific Highway and exit onto Cedar Street. Personnel vehicles would enter and leave the site through the shared access with the fire-rescue vehicles from Pacific Highway. The Concept Plans will be refined as the Project moves into the Schematic Design stage and above-grade design begins.

Agreement Scope of Services and Fee Schedule – The Consultant developed a detailed Scope of Services (“Scope”) for the design, permitting and bidding phases to cover all of the elements necessary to complete design and ready the Project for construction. Corporation staff reviewed and provided input on the Scope, and the revised final Scope is included within the attached Agreement. The Scope defines the process for each phase and sub-phase (including the Consultant and subconsultant tasks), work product deliverables, and proposed schedule. The primary elements of the services to be provided as detailed in the Scope include:

- Preparation of Schematic Design drawings and C/PDP application;
- Preparation of Design Development documents;
- Cost estimating and value engineering;
- Preparation of 30%, 60%, 90% and 100% Construction Documents (plans, specifications and estimates) suitable for public bid;
- Submission of Construction Documents to the City for plan check review coordination and processing for building permit; and
- Overall project management and coordination of the design team.

In addition to designing the building to meet Fire-Rescue’s station design and construction standards, the Consultant will ensure the Project’s design:

- Considers the impact of the site’s surrounding environment, including landmarks such as the historic San Diego County Administration Center, future County parks, the North Embarcadero Visionary Plan (NEVP) area and the Little Italy neighborhood;
- Complies with the specific public improvement requirements of the NEVP (along Pacific Highway) and the Centre City Streetscape Manual (along Cedar Street);
- Includes the necessary Pacific–Cedar intersection and signal improvements to accommodate the fire station use; and
- Incorporates Green Building Technology in accordance with the City’s “Sustainable Building Policy” (Council Policy 900-14) to achieve LEED “Silver”-Level Certification for all new City facilities over 5,000 square feet.

The Consultant will also coordinate with a public artist team selected through an RFQ process managed by the City's Commission for Arts and Culture, and currently under contract with the Corporation for public artwork design services. Charlie L. Moffit, in association with artists Ingram Ober and Marisol Rendón, was selected from 47 RFQ respondents to design and integrate original artwork into the overall Project design to comply with City Council Policy 900-11, "Inclusion of Public Art in Selected Capital Improvements Program and Redevelopment Agency Projects." The Consultant and public artist team will lead a communitywide design and public artwork meeting early in the Schematic Design phase to ensure public involvement in the design of this important civic building and the associated public artwork. As part of this phase, the Consultant will present the Project's Schematic Drawings for design review approval as part of the C/PDP process. This will occur through a series of public meetings (including the Corporation Board and Committee, the Centre City Advisory Committee, the County Administration Center Overlay Zone Committee, the City of San Diego Planning Commission, and the Agency) during the first half of 2010.

Also included within the attached Agreement is a fee schedule that provides a detailed fee breakdown and hourly rates for the Consultant and subconsultants. The Agreement's fee amount of \$1,360,000 includes funds for certain "optional tasks" that may be necessary to complete the Project design, as well as an approximately \$67,000 contingency that cannot be utilized without written authorization by Corporation staff. In addition, it includes estimated reimbursable allowances (broken out for each design team member) for printing, messenger, travel and parking expenses. The hourly rates that have been used in the calculation of the fee are locked in for the duration of the Agreement.

MOU – The Consultant will report directly to Corporation staff. However, during the course of the Project's design, permitting and bidding phases, the Consultant will collaborate with representatives from Fire-Rescue and the City's Engineering & Capital Projects Department (E&CP), as well as a construction manager that the Corporation may hire closer to start of construction to work on its behalf. Collectively, the City departments, the Corporation and its future construction manager, and the Consultant comprise the overall Project Team. Due to the anticipated transfer of ownership of the Project to the City once the Project construction is complete, and the City's desire to oversee the Project during design and construction, staff representatives from the City (including the City Attorney's Office), Agency and Corporation have negotiated an MOU between the three parties that describes the responsibilities of each party as the Project moves forward to design and construction. Various City "cost recovery" departments are anticipated to assist the Corporation in project management, and the MOU addresses the Agency's payment/reimbursement from the overall Project budget to the City of approximately \$275,000 in personnel costs for its involvement. The costs are not included in the Agreement, but are detailed within the attached MOU.

Agreement Details – The following provides a summary of the financial status of the Agreement:

Original Agreement	(July 2008)	\$123,633
Paid to Date		<u>\$107,798</u>
Remaining Balance		\$ 15,835
Proposed New Agreement		<u>\$1,360,000</u>
Amount Available Subsequent to this New Agreement		<u><u>\$1,375,835</u></u>

Firm Name: Rob Wellington Quigley, FAIA		
PRINCIPALS AND PRIMARY STAFF ASSIGNED TO CONTRACT	TITLES	PRIMARY CONTACTS
Rob Quigley Bob Dickens Jim Darroch	Principal/Design Principal in Charge Senior Project Architect Project Manager	Rob Quigley Jim Darroch

EQUAL OPPORTUNITY CONTRACTING

Firm Name: Rob Wellington Quigley, FAIA		
SUBCONSULTING FIRMS	PRINCIPALS	FIRM CERTIFICATION AND PERCENTAGE OF CONTRACT
Don Dommer Associates	Don Dommer	SBE 11.19%
Martin & Libby	Jean Libby	WBE, SBE, DBE 12.09%
MA Engineers	Michael Akavan	SBE 3.75%
O'Mahony & Myer	Paul Carey	OBE 6.85%
Nasland Engineering	Steven Nasland Larry Thornburgh	SBE 5.66%
Linscott Law & Greenspan	John Keating Saul M. Kane	OBE 1.42%
Charles M. Salter	Kenneth Graven	OBE 1.67%
Ivy Landscape	Harry Mestyaneck	OBE 1.70%
Campbell Anderson & Associates	Graham Anderson	SBE 3.10%
Tmad Taylor & Gaines	Jay Martin Scott Gordon	OBE 1.08%
Schirmer Engineering	Garner Palenske Garrett Kaye	OBE 1.01%

Funding Agency: Redevelopment Agency
Goals: 15% Voluntary (MBE/WBE/DBE/DVBE/OBE)
Subconsultant Participation: \$164,480.00 Certified Firms (12.09%)
\$509,022.00 Other Firms (37.43%)
Other: Work Force Report submitted. City staff will monitor adherence to City's Non Discrimination Ordinance.

DISCUSSION

Participation by Agency – Agency tax increment funding of the Project will require that the Agency and City Council make certain findings and determinations pursuant to CRL section 33445, regarding “payment for publicly-owned buildings, facilities, structures or other improvements.” The findings and determinations include:

- That the Project is of benefit to the Centre City and Horton Plaza Redevelopment Project areas and the immediate neighborhoods;
- That there are no other reasonable means of financing the project that are available to the City of San Diego; and
- That the payment to be provided by the Agency for the costs related to the Project will assist in the elimination of one or more blighting conditions within the Project Areas, and is consistent with the “Fourth Implementation Plan for the Horton Plaza & Centre City Redevelopment Projects For the Period July 2009 – June 2014” and provided for in the Centre City Project Area’s Redevelopment Plan.

In accordance with CRL section 33679, the Agency and City Council are required to hold a Joint Public Hearing during which the CRL section 33445 findings and determinations are considered along with the estimated costs to the Agency for design and construction of the Project and the redevelopment purposes for which Agency tax increment proceeds are being used. The findings and determinations for the Project and other CRL section 33679 information are embodied within the attached “Summary Pertaining to the Use of Tax Increment for the Bayside Fire Station.”

Proposed Schedule – The design and permitting phases are anticipated to require 18 months to complete. Schematic Design would begin immediately after the Agreement is authorized by the Agency and executed. The following is the anticipated schedule for tasks included in the Agreement and Project construction:

Phase	Timeframe	Anticipated Completion
Project Start-up/Schematic Design	6 months	June 2010
Design Development	4 months	October 2010
Construction Documents/Plan Check	8.5 months	July 2011
Bidding and Award	4 months	November 2011
Construction	14 – 16 months	Early-2013

Proposed Project Budget – The estimated overall Project budget as of this report is as follows:

Item	Amount	Agency Budget Fiscal Year
Land Acquisition	\$ 2,500,000	2006
Planning and Design	\$ 2,000,000	2009 and 2010
Improvements	\$ 17,200,000	2010
Fire-Rescue Vehicles / FF&E	\$ 2,300,000	2010 and 2011
Total	\$ 24,000,000	

Environmental Impact – The Centre City Redevelopment Project, in which the Project is located, is covered by the 2006 Final EIR, which is a program Environmental Impact Report under CEQA, and the 2007 Addendum. Under the 2006 Final EIR, an Environmental Secondary Study (ESS) is prepared for all developments in the Centre City area to evaluate the project’s compliance with the Community Plan and Centre City Planned District Ordinance and, therefore, the findings and conclusions of the 2006 Final EIR and the 2007 Addendum. The ESS (attached) has been completed for the Project based on the results of the programming/conceptual planning. The ESS concluded that the Project is consistent with the applicable planning documents and the assumptions and conclusions of the 2006 Final EIR and the 2007 Addendum. Therefore, no additional review under CEQA is required at this time (a revised ESS will be completed upon completion of the Schematic Design drawings and review of the C/PDP application for the Project).

CONCLUSION

Authorization of the Agreement will allow the Consultant to start the formal design process for the Bayside Fire Station. The Project Team is prepared to move forward with an important public facility project that will help meet the increasing demand for emergency services in a growing downtown. Staff recommends that the Agency and City Council approve all actions as necessary to authorize an agreement with the firm of Rob Wellington Quigley, FAIA for architectural and engineering design, permitting and bidding services for the new Bayside Fire

Station in the amount of \$1,360,000; and to approve the MOU by and among the City, the Agency and the Corporation.

Respectfully submitted,

Concurred by:



John W. Collum, AICP
Senior Project Manager



Frank Alessi
Executive Vice President & Chief Financial Officer



Scott A. Johnson, PE
Senior Project Manager - Construction

- Attachments:
- A – Concept Plans
 - B – Agreement for Bayside Fire Station Design Services
 - C – MOU
 - D – Summary Pertaining to the Use of Tax Increment for the Bayside Fire Station
 - E – Environmental Secondary Study
 - F – Site Map